

FILED FOR RECORD  
MARTIN CO., FLA.  
89 MAR 13 PM 2:49  
MARSHA STILLER  
CLERK OF CIRCUIT COURT  
BY

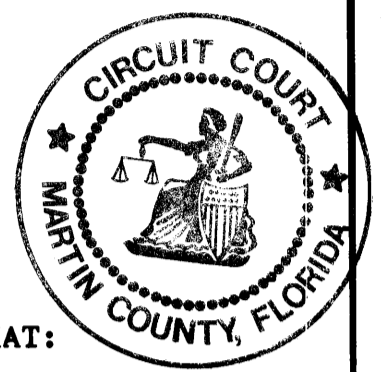
CLERK'S RECORDING CERTIFICATE

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 11, PAGE 82, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 13<sup>th</sup> DAY OF March, 1989.

MARSHA STILLER, CLERK OF THE CIRCUIT COURT, MARTIN COUNTY, FLORIDA.  
FILE NUMBER 758237 BY Charlotte C. Suckey DEPUTY CLERK

SUBDIVISION PARCEL CONTROL No. 22-40-37-003-000-0000-0

SHEET 1 OF 4 SHEETS  
NOVEMBER, 1988



# PLAT OF THE WATERWAY EAST

BEING A PORTION OF SECTION 3, 4, 10, 15 AND 22, TOWNSHIP 40 SOUTH, RANGE 37 EAST AND BEING A PORTION OF SECTION 28, 29 AND 33, TOWNSHIP 39 SOUTH, RANGE 37 EAST, MARTIN COUNTY, FLORIDA.

### CERTIFICATION OF OWNERSHIP AND DEDICATION

THE CAMAYEN CATTLE CO., A FLORIDA CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICERS, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT IT DOES HEREBY DEDICATE AS FOLLOWS:

- RIGHT-OF-WAY EASEMENTS** THE RIGHT-OF-WAY EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED FOR THE USE OF THE PUBLIC.
- DRAINAGE EASEMENTS** THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT ARE PRIVATE EASEMENTS AND ARE HEREBY DEDICATED TO THE WATERWAY EAST AND WATERWAY NORTH AT LAKE OKEECHOBEE PROPERTY OWNERS' ASSOCIATION, INC. FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH DRAINAGE EASEMENTS.
- PRESERVATION EASEMENTS** THE PRESERVATION EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE WATERWAY EAST AND WATERWAY NORTH AT LAKE OKEECHOBEE PROPERTY OWNERS' ASSOCIATION, INC. THE PRESERVATION EASEMENTS SHALL NOT BE ALTERED WITHOUT PERMISSION FROM THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA.
- FEE SIMPLE TITLE TO TRACTS G-2 THROUGH G-8, INCLUSIVE, IS HEREBY RESERVED BY OWNER.** OWNER MAY USE THOSE TRACTS FOR ALL PERMITTED PURPOSES, TO INCLUDE PROVIDING ACCESS, DRAINAGE, IRRIGATION AND OTHER SUPPORTIVE USES FOR THE ADJOINING AGRICULTURAL PROPERTIES. THE ABOVE MENTIONED "G" TRACTS SHALL NOT BE USED FOR RESIDENTIAL PURPOSES.
- TRAIL EASEMENT** THE TRAIL EASEMENT SHOWN ON THIS PLAT IS HEREBY DEDICATED FOR THE USE OF THE PUBLIC. THE TRAIL EASEMENT IS A 13 FOOT WIDE AREA ADJOINING THE 7 FOOT RIGHT-OF-WAY EASEMENT DEDICATED IN PARAGRAPH NO. 1 ABOVE FOR U.S. 441 (S.W. CONNOR HIGHWAY). A 5.50 FOOT WIDE MEANDERING UNPAVED PATH FOR USE BY NON-MOTORIZED MEANS OF TRANSPORTATION WILL BE CONSTRUCTED WITHIN THE 7 FOOT RIGHT-OF-WAY EASEMENT AND THE TRAIL EASEMENT. THE REMAINING AREA WITHIN THE TRAIL EASEMENT SHALL REMAIN IN NATIVE VEGETATION PRESERVATION.

DATED THIS 2 DAY OF February, 1989.

CAMAYEN CATTLE CO., A FLORIDA CORPORATION

BY: [Signature], PRESIDENT

ATTEST: [Signature], SECRETARY

CORPORATE SEAL

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Rafael E. Sanchez AND Rafael J. Duan, TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF CAMAYEN CATTLE CO., A FLORIDA CORPORATION, AND THEY ACKNOWLEDGE THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2 DAY OF February, 1989.

NOTARIAL SEAL  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 06-16-92

### SURVEYORS CERTIFICATION

I, GEORGE C. YOUNG, JR., DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY SUPERVISION, AND THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

George C. Young, Jr.  
GEORGE C. YOUNG, JR., P.E., F.S.  
FLORIDA SURVEYOR REGISTRATION NO. 3036

### LEGAL DESCRIPTION

BEING A PORTION OF THE FOLLOWING DESCRIBED LANDS LYING AND BEING IN SECTIONS 3, 4, 10, 15 AND 22, TOWNSHIP 40 SOUTH, RANGE 37 EAST AND BEING A PORTION OF SECTION 28, 29 AND 33, TOWNSHIP 39 SOUTH, RANGE 37 EAST AND THAT PORTIONS OF THE ABOVE SECTIONS OF LAND THAT LIE BETWEEN THE 1855 MEANDER LINE OF LAKE OKEECHOBEE, SURVEYED BY THE GOVERNMENT LAND OFFICE (U.S. GOVERNMENT), AND THE EASTERN SHORE OF LAKE OKEECHOBEE AS SURVEYED BY THE STATE OF FLORIDA IN 1924, ALL LYING IN MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 40 SOUTH, RANGE 37 EAST; THENCE RUN SOUTH 89°42'31" WEST ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 1230.55 FEET TO A POINT LOCATED ON THE NORTHERLY LINE OF THE 5-153 ACCESS ROAD RIGHT-OF-WAY; THENCE RUN NORTH 79°14'09" EAST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 38.29 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 21°48'06" WEST A DISTANCE OF 326.31 FEET; THENCE RUN NORTH 10°38'40" EAST A DISTANCE OF 191.16 FEET; THENCE RUN NORTH 18°46'10" WEST A DISTANCE OF 182.21 FEET; THENCE RUN NORTH 65°58'02" WEST A DISTANCE OF 100.31 FEET; THENCE RUN NORTH 13°52'06" WEST A DISTANCE OF 769.22 FEET; THENCE RUN NORTH 15°45'11" WEST A DISTANCE OF 805.60 FEET; THENCE RUN NORTH 15°13'37" WEST A DISTANCE OF 802.34 FEET; THENCE RUN NORTH 15°51'01" WEST A DISTANCE OF 813.13 FEET; THENCE RUN NORTH 14°39'29" WEST A DISTANCE OF 824.48 FEET; THENCE RUN NORTH 18°34'00" WEST A DISTANCE OF 792.36 FEET; THENCE RUN NORTH 19°42'59" WEST A DISTANCE OF 789.33 FEET (SAID LAST DESCRIBED ELEVEN COURSES BELONG ALONG THE MEAN CENTERLINE OF A DIRT ROAD); THENCE RUN NORTH 69°11'42" EAST A DISTANCE OF 252.31 FEET; THENCE RUN NORTH 20°54'32" WEST A DISTANCE OF 4,468.32 FEET; THENCE RUN NORTH 21°43'42" WEST A DISTANCE OF 3,496.89 FEET; THENCE RUN NORTH 29°36'09" WEST A DISTANCE OF 330.80 FEET; THENCE RUN NORTH 20°54'32" WEST A DISTANCE OF 9,123.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 6,133.48 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 324.87 FEET, THROUGH A CENTRAL ANGLE OF 03°02'05"; THENCE RUN NORTH 23°56'37" WEST A DISTANCE OF 4068.53 FEET TO THE NORTH LINE OF SECTION 29, TOWNSHIP 39 SOUTH, RANGE 37 EAST; THENCE RUN SOUTH 89°30'50" WEST ALONG SAID SECTION LINE A DISTANCE OF 436.04 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES:  
THENCE RUN SOUTH 23°56'37" EAST A DISTANCE OF 4,242.10 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 5,733.48 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 303.68 FEET THROUGH A CENTRAL ANGLE OF 03°02'05"; THENCE SOUTH 20°54'32" EAST A DISTANCE OF 18,731.33 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 5,762.65 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 458.06 FEET THROUGH A CENTRAL ANGLE OF 04°33'15"; THENCE SOUTH 16°21'17" EAST A DISTANCE OF 1510.28 FEET; THENCE NORTH 73°38'43" EAST A DISTANCE OF 35.00 FEET; THENCE SOUTH 16°21'17" EAST A DISTANCE OF 1363.73 FEET; THENCE SOUTH 11°21'15" EAST A DISTANCE OF 401.54 FEET; THENCE SOUTH 16°21'17" EAST A DISTANCE OF 261.86 FEET; THENCE NORTH 73°38'43" EAST A DISTANCE OF 10.00 FEET; THENCE SOUTH 16°21'17" EAST A DISTANCE OF 100.00 FEET; THENCE SOUTH 73°38'43" WEST A DISTANCE OF 10.00 FEET; THENCE SOUTH 16°21'17" EAST A DISTANCE OF 75.00 FEET; THENCE NORTH 73°38'43" EAST A DISTANCE OF 10.00 FEET; THENCE SOUTH 16°21'17" EAST A DISTANCE OF 175.00 FEET; THENCE SOUTH 73°38'43" WEST A DISTANCE OF 10.00 FEET; THENCE SOUTH 16°21'17" EAST A DISTANCE OF 276.46 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 7,729.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 368.60 FEET THROUGH A CENTRAL ANGLE OF 02°43'56"; THENCE NORTH 79°14'09" EAST ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF THE 5-153 ACCESS ROAD AND DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441, A DISTANCE OF 149.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 243.01 ACRES, MORE OR LESS.

### MORTGAGEES CONSENT

RAFAEL ARRIETA JR. ET AL, SHALL EXECUTE A SEPARATE MORTGAGE HOLDER'S CONSENT AND JOINER TO THIS PLAT, TO BE RECORDED IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

### MORTGAGEES CONSENT

~~KENDALL SUGARCANE FARM, INC. AND M.S.R. SUGARCANE FARM, INC. SHALL EXECUTE A SEPARATE MORTGAGE HOLDER'S CONSENT AND JOINER TO THIS PLAT, TO BE RECORDED IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.~~

### MORTGAGEES CONSENT

BARNETT BANK OF PALM BEACH COUNTY (FORMERLY FLORIDA COAST BANK OF PALM BEACH COUNTY) SHALL EXECUTE A SEPARATE MORTGAGE HOLDER'S CONSENT AND JOINER TO THIS PLAT, TO BE RECORDED IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

### SURVEYOR'S NOTES

- THERE SHALL BE NO LOT SPLITS EXCEPT TO CREATE LARGER LOTS.
- THERE SHALL BE NO BUILDINGS OR ANY OTHER KIND OF CONSTRUCTION, TREES, SHRUBS, OR FENCES PLACED ON THE DRAINAGE EASEMENT.
- PRIOR TO CONVEYANCE OF INDIVIDUAL LOTS BY THE DEVELOPER, ALL CLEARING WILL BE LIMITED TO THAT NECESSARY FOR BUILDING PADS AND DRAINAGE. CLEARING OF EXOTIC VEGETATION IS PERMISSIBLE.
- THE SURVEY BEARINGS SHOWN HEREON ARE REFERENCED TO THE EASTERLY RIGHT-OF-WAY OF S.W. CONNOR'S HIGHWAY (U.S. HIGHWAY NO. 441) AS IT IS FOUND WITHIN THE SOUTH ONE-HALF OF SECTION 15, TOWNSHIP 40 SOUTH, RANGE 37 EAST, MARTIN COUNTY, FLORIDA, AND IS ASSUMED TO BE SOUTH 16°21'17" EAST.
- DRIVEWAY ACCESSES ARE RESTRICTED TO THOSE SHOWN ON THE PLAT.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

### TITLE CERTIFICATION

I, STEPHEN FRY, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT: RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION, OR ENTITY EXECUTING THE DEDICATION THEREON.

ALL MORTGAGES NOT SATISFIED, RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

- MORTGAGE TO RAFAEL ARRIETA, JR. ET AL RECORDED IN OFFICIAL RECORDS BOOK 512, PAGE 287, AS AMENDED IN OFFICIAL RECORDS BOOK 544, PAGE 2094, MARTIN COUNTY, FLORIDA PUBLIC RECORDS.
- ~~MORTGAGE TO KENDALL SUGARCANE FARM, INC. AND M.S.R. SUGARCANE FARM, INC. RECORDED IN OFFICIAL RECORDS BOOK 548, PAGE 212, AS AMENDED IN OFFICIAL RECORDS BOOK 586, PAGE 1657, MARTIN COUNTY, FLORIDA PUBLIC RECORDS.~~
- MORTGAGE TO FLORIDA COAST BANK OF PALM BEACH COUNTY, (NOW BARNETT BANK OF PALM BEACH COUNTY) RECORDED IN OFFICIAL RECORDS BOOK 556, PAGE 1260, AS MODIFIED IN OFFICIAL RECORDS BOOK 638, PAGE 2078, AND OFFICIAL RECORDS BOOK 783, PAGE 121, TOGETHER WITH COLLATERAL ASSIGNMENT RECORDED IN OFFICIAL RECORDS BOOK 556, PAGE 1283, COLLATERAL ASSIGNMENT OF CONTRACT RECORDED IN OFFICIAL RECORDS BOOK 556, PAGE 1291, COLLATERAL ASSIGNMENT RECORDED IN OFFICIAL RECORDS BOOK 556, PAGE 2093, AND UCC FINANCING STATEMENTS RECORDED IN OFFICIAL RECORDS BOOK 556, PAGE 1255, OFFICIAL RECORDS BOOK 608, PAGE 609, AND OFFICIAL RECORDS BOOK 638, PAGE 2089, MARTIN COUNTY, FLORIDA PUBLIC RECORDS.

DATED THIS 2<sup>nd</sup> DAY OF FEBRUARY, 1989.

[Signature]  
STEPHEN FRY  
ATTORNEY-AT-LAW  
900 E. OCEAN BOULEVARD  
SUITE 120  
STUART, FLORIDA 34994

### APPROVAL OF COUNTY

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATE OR DATES INDICATED.

- 3-3, 1989 [Signature] DONALD E. HOLLOMAN, COUNTY ENGINEER
- November 8, 1988 [Signature] NOREEN S. DREYER, COUNTY ATTORNEY
- November 8, 1988 [Signature] JOSEPH [Signature], CHAIRMAN PLANNING AND ZONING COMMISSION MARTIN COUNTY, FLORIDA
- November 8, 1988 [Signature] FRANK A. WACHA, CHAIRMAN BOARD OF COUNTY COMMISSIONERS MARTIN COUNTY, FLORIDA

ATTEST:  
[Signature] (BOARD SEAL)  
MARSHA STILLER, CLERK  
By Charlotte C. Suckey D. C.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY

**GCY, Inc.**  
Civil Engineers & Land Surveyors  
P.O. Box 1469  
Palm City, Fl. 34990  
Palm City 286-8083 Ft. Pierce 466-9500